

# \$399,900 - 21318 61 Avenue, Edmonton

MLS® #E4425371

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,550 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

NO CONDO FEES! AFFORDABLE and Beautiful TWO-STORY duplex home with 3 bedrooms, 2.5 bathrooms and a single attached garage in the Grange community. The main floor offers an open concept floor plan: the large kitchen with a walk-in pantry and a breakfast bar next to the dining area with smooth access through a sliding door onto a deck in the backyard. Completing the main floor is a stunning, spacious living room and 2 pc bath. Upstairs, relax in the bonus area with a cute window and an ample amount of natural light, perfect for unwinding after a long day. The primary bedroom includes a walk-in closet and a 4pc ensuite with a stand-up shower and tub. Rounding out the upper level are 2 additional bedrooms and a 4pc bath. The unfinished basement offers additional living space, a rec room, and extra storage. The fully fenced backyard boasts a massive deck and a good-sized yard. Conveniently located near Anthony Henday, park, schools, shopping, and more, this home is MOVE-IN READY!

Built in 2010

## Essential Information

MLS® #	E4425371
Price	\$399,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	21318 61 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0J9

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Bessie Nichols School

Middle Bessie Nichols School

High Jasper Place School

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 2

Zoning Zone 58

HOA Fees 183.75

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 1:22pm MDT